

# PREMIER CAMDEN PROPERTY AVAILABLE

LOCATED IN  
OPPORTUNITY  
DISTRICT



## 415 N. 9TH STREET CAMDEN, NJ



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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
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**Wolf Commercial Real Estate**  
[www.WolfCRE.com](http://www.WolfCRE.com)



## PROPERTY DESCRIPTION

**Location:** 415 N. 9th Street  
Camden, NJ 08102

**Size/SF Available:** +/-60,000 SF  
on 2.64 acres

**Sale Price:** \$8,000,000

**Occupancy:** Immediate

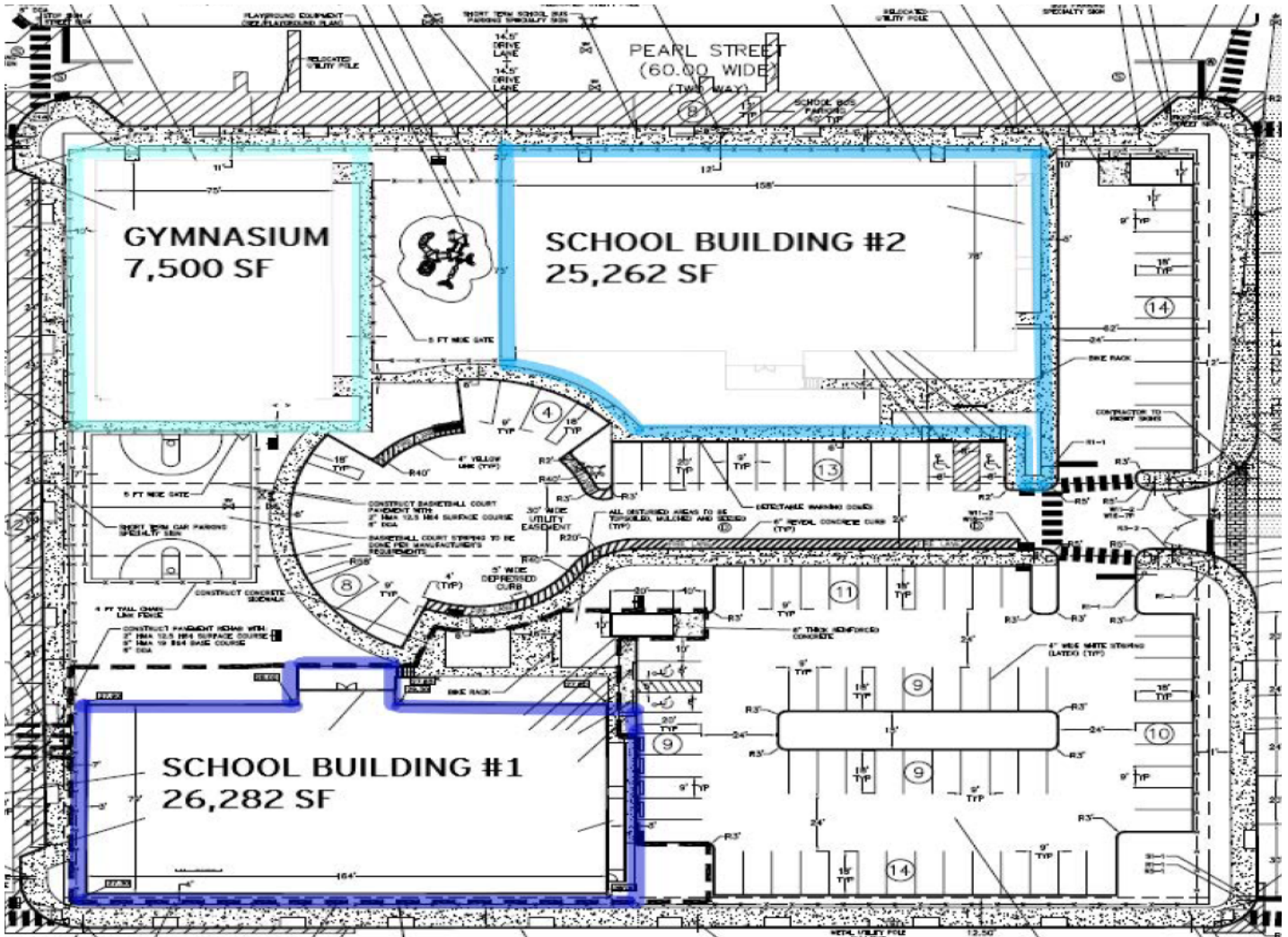
## PROPERTY AREA/HIGHLIGHTS

- Campus opportunity available for sale
- +/-7,500 gymnasium with full-sized basketball court
- Two (2) story buildings consisting of +/-13,500 SF/floor
- 50 classrooms, 2 large cafeterias, handicap accessible buildings with elevators, restrooms, outdoor play areas & drop off zone
- Built in 2014
- 80 parking spaces
- Located in redevelopment district
- Located off Admiral Wilson Boulevard
- Close proximity to Philadelphia and New Jersey Suburbs
- Last exit before the Ben Franklin Bridge with close proximity to public transportation and PATCO speed line



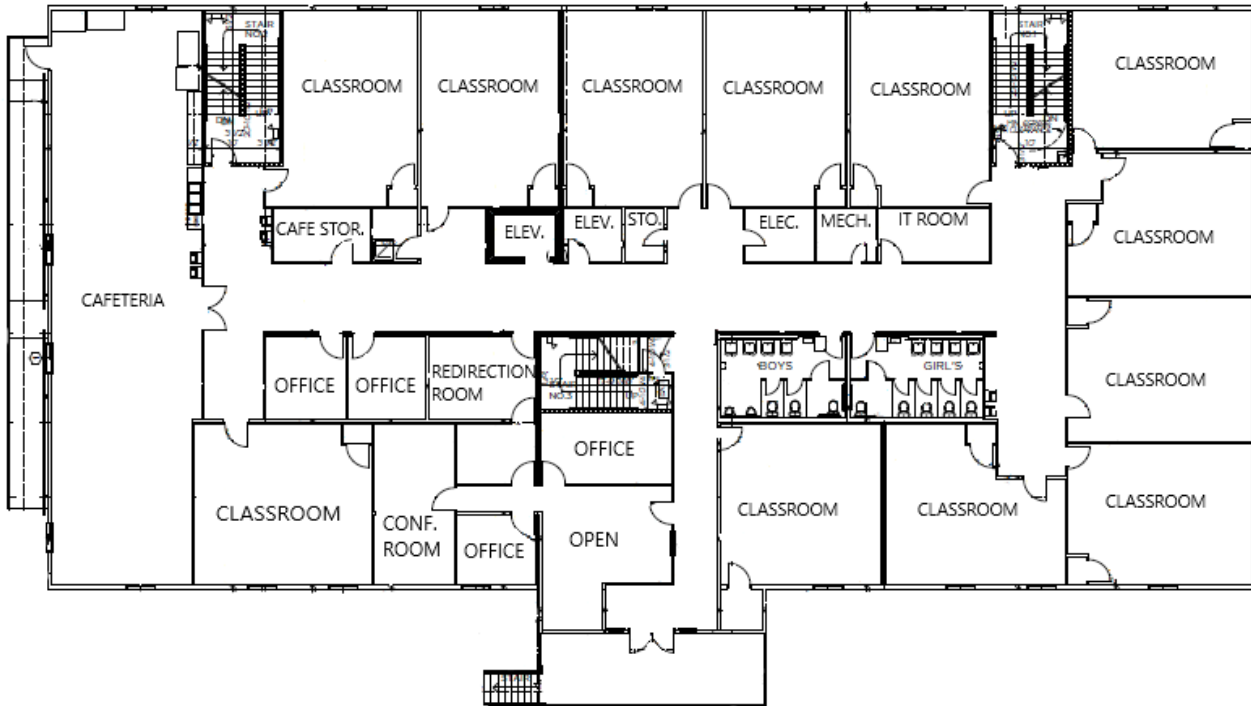
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SITE PLAN

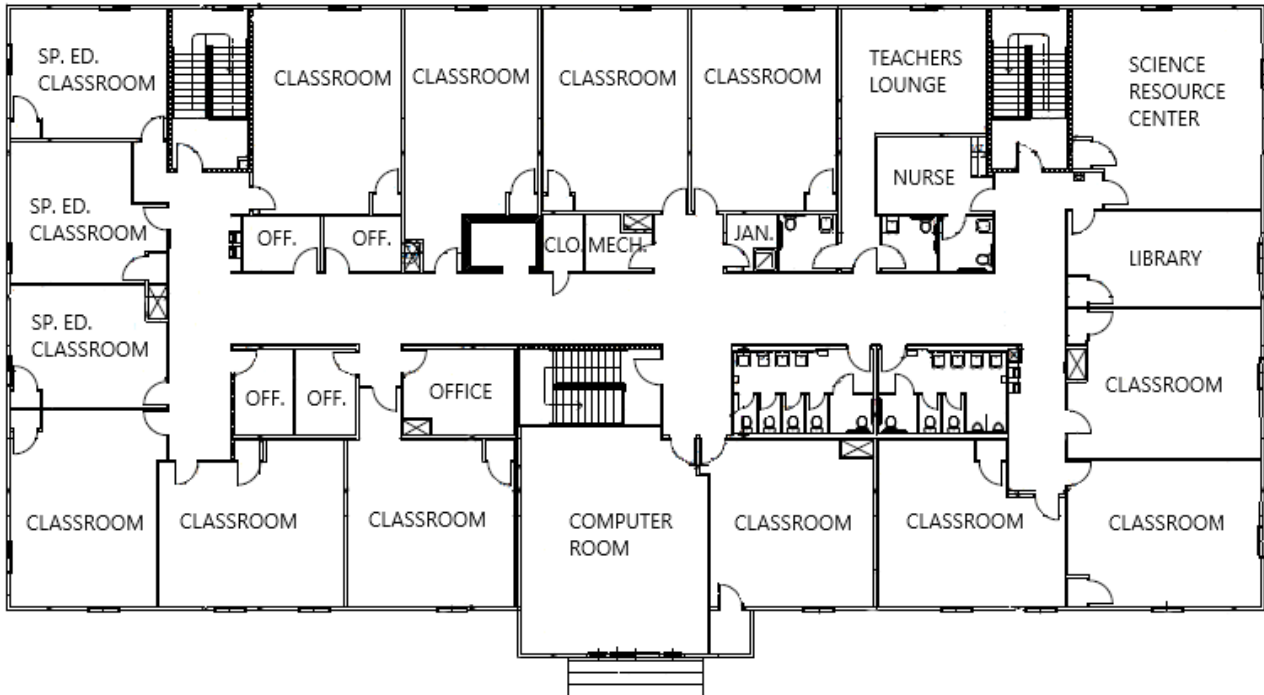


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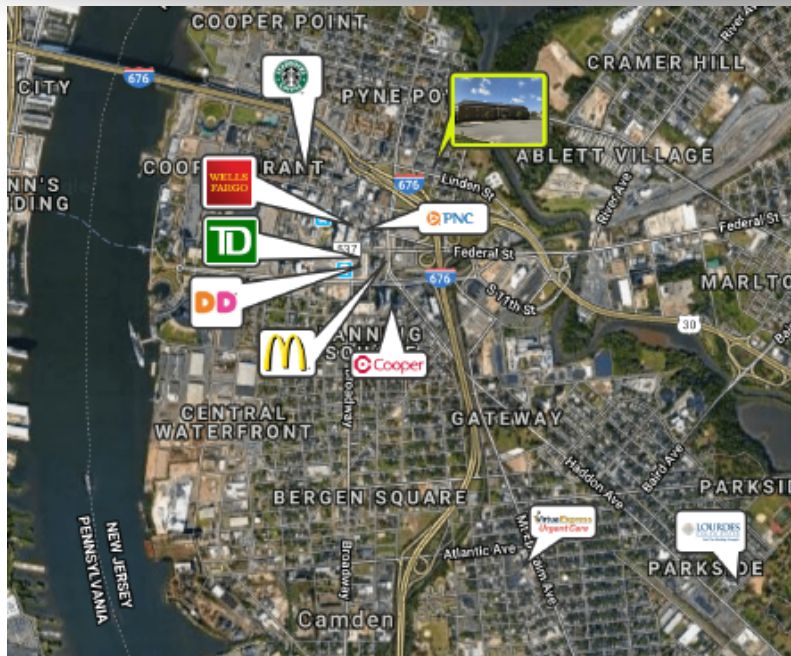
**FLOOR PLAN - FIRST FLOOR**



**FLOOR PLAN - SECOND FLOOR**



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**ROUTE 676:** .2 Miles  
**ROUTE 130:** 2.3 Miles  
**ROUTE 38:** 2.5 Miles  
**I-295:** 6 Miles  
**CENTER CITY:** 2.9 Miles